

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: October 12, 2020

Item: Panera Bread, 6740 University Ave – Approval of modification to site and building to accommodate implementation of a drive-through – SLB Real Estate Investors of DM, LLC – MML2-004780-2020

Requested Action: Approval of Minor Modification Level 2 Site Plan

Case Advisor: Lynne Twedt

Applicant's Request: The applicant and owner, John Catalano, SLB Real Estate Investors of DM, LLC., represented by Joel Jackson, Bishop Engineering, requests approval of a Minor Modification Level 2 permit for that property located at 6740 University Ave. The applicant proposes to modify circulation and parking and add a small addition to the building to accommodate the implementation of a drive-up window at the existing store.

History: The County Assessor's indicates the restaurant was constructed in 1999. The subject property is part of the West Lakes Planned Unit Development established in 1990. The site was originally identified with underlying zoning of Professional Commerce Park (PCP). This zoning district does not allow drive-through restaurants; therefore, a PUD amendment was done to change the underlying zoning to Support Commercial (SC) which does allow for drive-through restaurants (City Council approved September 8, 2020; ZC-004719-2020).

City Council Subcommittee: The applicant's request to allow a drive-thru at the subject Panera Bread Restaurant was discussed with the City Council Subcommittee at their May 4, 2020 meeting. Staff explained that there were three options to allow a drive-thru: 1.) Change city code to allow drive-thrus in the Professional Commerce Park (PCP) zoning district; 2.) Amend the PUD to specifically allow this location to have a drive-thru; or, 3.) Amend the PUD to change the underlying zoning to a classification that allowed drive-thru restaurants. The Subcommittee opted to change the underlying zoning as it only affects the two properties within the PUD parcel rather than a more global effect of changing city code or setting of a precedent to allow a use via a PUD that is otherwise not allowed by city code. The site improvements contained in this Minor Modification were not specifically discussed with the Subcommittee.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would summarize the following key points of interest:

- **Parking Deferral:** Drive-through restaurants are required to provide 15 parking stalls per 1,000 square feet of gross floor area. With the building addition to accommodate the drive-up window, a total of 77 parking stalls are required. The site currently provides 70 standard stalls and 3 handicap designated stalls. The restaurant does have an agreement with Wells Fargo immediately to the west to allow the use of up to 10 stalls for employee parking; however, City Code requires parking to be provided on the same site as the business. The applicant is requesting deferral of the 7 stalls. Staff is comfortable with the deferral as Panera Bread restaurants typically serve a different clientele than does a more typical drive-through restaurant such as a McDonald's and therefore is unlikely to see all of the existing 70 stalls occupied at any given time. Typical City practice is to allow deferral of parking as long as it

has been demonstrated that the additional parking required to comply with city code minimums can be provided on-site. The applicant has shown where they would be able to incorporate 7 additional stalls within the site should they be needed. Consistent with other deferral requests, Staff recommends a condition of approval requiring the implementation of additional parking within the site when a need is demonstrated either through the parking on grass or parking on an adjoining site.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. That the proposed development or use is consistent with the West Des Moines Comprehensive Plan and any applicable subarea plan;
2. That the proposed development or use does assure compatibility of property uses within the zone and general area;
3. That all applicable standards and conditions have been imposed which protect the public health, safety and welfare;
4. That there is adequate on-site and off-site public infrastructure to support the proposed development; and,
5. That the proposed development or use has met all requirements contained in this Code.
Deferral of seven parking stalls required by Code is requested.

Staff Recommendation and Conditions of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Panera Bread Minor Modification Level 2 Permit to allow site and building modifications to accommodate the implementation of a drive-through within the site, subject to the applicant meeting all City Code requirements and the following:

1. The City Council deferring the installation of seven (7) parking stalls of the seventy-seven (77) required by Code until such time that patron or employee parking on the grass or other non-designated parking areas occurs or parking off-site is occurring due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the patrons and employees, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season. Prior to implementation of additional parking to satisfy the deferred parking stalls, the applicant shall submit for approval of a Minor Modification Level 1 Site Plan to the City identifying only the location and engineering details for the stalls to be constructed.

Property Owner: SLB Real Estate Investors of DM, LLC.
1241 Park Place NE, Ste C
Cedar Rapids, IA 52402
Attn: John Catalano
jcatalano@paneraiaowa.com

Applicant(s): same as owner

Applicant's Representatives:
Bishop Engineering
3501 104th St
Urbandale, IA 50322
Attn: Joel Jackson
jjackson@bishopengr.com

ATTACHMENTS:

Attachment A -	Location Map
Attachment B -	Site Plans**
Attachment C -	Building Elevations**
Attachment D -	Plan and Zoning Commission Resolution
Exhibit A -	Conditions of Approval

**Plans and building elevations included in staff report are for illustrative purposes only – Approved plans on file with the City.



PANERA BREAD - UNIVERSITY AVENUE

SITE PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C0.2 SITE SURVEY
- C1.1 DEMO PLAN
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C5.1 LANDSCAPE PLAN

PROPERTY DESCRIPTION:

(DEED OF TRUST BOOK 2015, PAGE 19411)
LOT 17 IN WEST LAKES OFFICE PARK PLAT 3, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA
PROPERTY IS LOCALLY KNOWN AS 8740 UNIVERSITY AVE, WEST DES MOINES, IA

ADDRESS:

8740 UNIVERSITY AVENUE
WEST DES MOINES, IOWA

OWNER:

SLB RE INVESTORS OF DM LLC
1241 PARK PLACE NE, SUITE C
CEDAR RAPIDS, IOWA 52402

PREPARED FOR:

PANERA BREAD OF IOWA
ATTN: JOHN CATALANO
1241 PARK PLACE NE, SUITE C
CEDAR RAPIDS, IA 52402
EMAIL: JCATALANO@PANERA.IOWA.COM

ZONING:

EXISTING ZONING: WEST LAKES PLANNED UNIT DEVELOPMENT
UNDERLYING ZONING: PROFESSIONAL COMMERCE PARK (PCP)
PROPOSED ZONING: WEST LAKES PLANNED UNIT DEVELOPMENT
UNDERLYING ZONING: SUPPORT COMMERCIAL (SC)

BUILDING SETBACKS:

FRONT = FIFTY (50) FEET
REAR = THIRTY (30) FEET
SIDE = ZERO (0) FEET

PARKING REQUIREMENTS:

PARKING REQUIREMENTS: 15 STALLS PER 1,000 SF GROSS FLOOR AREA
PARKING REQUIRED = 15(5138/1000) = 77 STALLS REQUIRED
EXISTING PARKING = 73 STALLS (INCL 3 ADA STALLS)
PARKING ALLOWED ON WELLS FARGO PER AGREEMENT = 10 STALLS
PARKING PROVIDED = 70 STALLS
FUTURE STALLS = 7 STALLS
FUTURE PARKING PROVIDED = 77 STALLS

OPEN SPACE REQUIREMENTS:

TOTAL SITE AREA = 65,114 SF
OPEN SPACE PROVIDED = 27,014 SF (41.5%)

IMPERVIOUS SURFACE:

TOTAL SITE AREA = 65,114 SF
EXISTING IMPERVIOUS SURFACE = 39,000 SF (59.9%)
PROPOSED IMPERVIOUS SURFACE = 38,100 SF (58.5%)
NET CHANGE = -900 SF

BENCHMARK:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS DATUM = NAD
83, IOWA SOUTH
BENCHMARK DATUM = CITY DATUM, GEOID 18

POINT #0000

NORTHING = 583178.82
EASTING = 1558430.48
ELEVATION = 168.20
DESCRIPTION: SET IRON PIPE W/ RPC

POINT #0001

NORTHING = 582920.12
EASTING = 1558368.64
ELEVATION = 161.76
DESCRIPTION: SET IRON PIPE W/ RPC

POINT #0002

NORTHING = 582983.05
EASTING = 1559127.11
ELEVATION = 157.24
DESCRIPTION: SET IRON PIPE W/ RPC

ON SITE TBM:

ARROW ON HYDRANT LOCATED BY THE SW CORNER OF THE BUILDING.
ELEVATION=160.06

OFF SITE TBM:

BURY BOLT ON HYDRANT LOCATED EAST OF NE ENTRANCE
ELEVATION=168.74

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MIDAMERICAN / 515-252-6832)
2. STORM AND SANITARY (CITY OF WEST DES MOINES/ 515-222-3480)
3. CABLE (MIDACOM / 515-246-2252)
4. GAS (MIDAMERICAN / 515-252-6832)
5. WATER (WEST DES MOINES WATER WORKS / 515-222-3480)
6. OTHERS (CENTURYLINK / 515-328-5445)

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



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GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION. AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

1. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
2. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
3. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

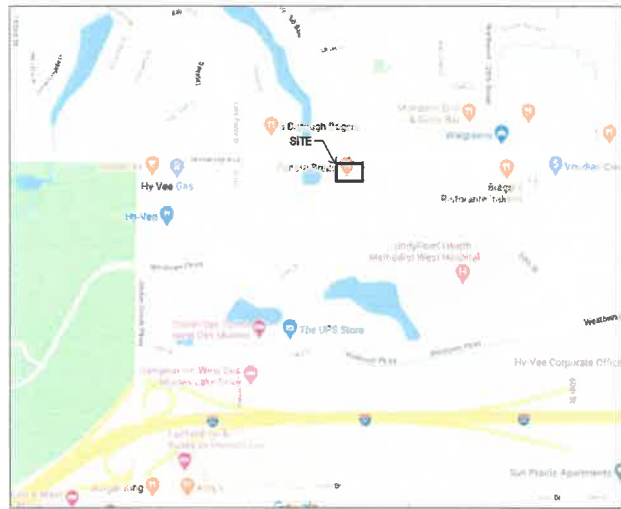
1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 07/17/2020. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

CITY OF WEST DES MOINES STANDARD NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
2. AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DEPARTMENT AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
3. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAMINATION PROVISION.
6. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3485 TO RESERVE A METER.
7. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(ES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1287, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3485) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
10. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE OR LESS.
11. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
12. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT WDM ENGINEERING SERVICES (222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HAVE PANEL REMOVAL WILL BE ALLOWED.
14. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
15. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
18. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

WALL NOTES:

1. NO WALLS PROPOSED AS PART OF THE SITE PLAN ARE OVER 4- FEET IN HEIGHT.
2. NO WALLS, PROPOSED AS PART OF THE SITE PLAN, EXCEED 30" IN HEIGHT, THEREFORE, GUARDRAILS ARE NOT REQUIRED.



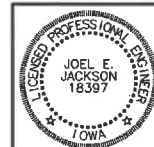
VICINITY MAP
SCALE: 1" = 1,000'

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- FO — FIBER OPTIC
- CATV — CABLE TV
- SM — STORM MANHOLE
- CI — CURB INTAKE
- SI — SURFACE INTAKE
- FE — FLARED END SECTION
- SMH — SANITARY MANHOLE
- C — CLEANOUT
- FD — FIRE HYDRANT
- S — SPRINKLER
- ICV — IRRIGATION CONTROL VALVE
- WMH — WATER MANHOLE
- W — WELL
- WV — WATER VALVE
- WSO — WATER SHUT OFF
- YH — YARD HYDRANT
- EMH — ELECTRIC MANHOLE
- EM — ELECTRIC METER
- ER — ELECTRIC RISER
- EV — ELECTRIC VAULT
- PP — POWER POLE
- TFP — TRANSFORMER POLE
- LP — LIGHT POLE
- EJC — ELECTRIC JUNCTION BOX
- EP — ELECTRIC PANEL
- TR — TRANSFORMER
- GL — GROUND LIGHT
- GW — GUY WIRE
- EHD — ELECTRIC HANDHOLE
- GM — GAS METER
- GV — GAS VALVE
- ACR — AIR CONDITIONING UNIT
- TRR — TELEPHONE RISER
- TV — TELEPHONE VAULT
- TMH — TELEPHONE MANHOLE
- TS — TRAFFIC SIGNAL MANHOLE
- FOMH — FIBER OPTIC MANHOLE
- FOR — FIBER OPTIC RISER
- FOF — FIBER OPTIC FAULT
- CR — CABLE TV RISER
- S — SIGN
- B — BOLLARD
- DN — DENOTES NUMBER OF PARKING STALLS
- PC — PROPERTY CORNER - FOUND AS NOTED
- PO — PROPERTY CORNER- PLACED AS NOTED
- SC — SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: JOEL E. JACKSON, P.E. 18397 DATE: 10/5/2020

LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1, C1.1 - C5.1

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0417
Civil Engineering & Land Surveying
Established 1959

PANERA BREAD
6740 UNIVERSITY AVENUE, WEST DES MOINES, IOWA

COVER SHEET

REFERENCE NUMBER:

DRAWN BY:

AJN

CHECKED BY:

JEJ

REVISION DATE:

1ST CITY SET (8-24-20)
2ND CITY SET (9-15-20)
PERMIT SET (10-5-20)

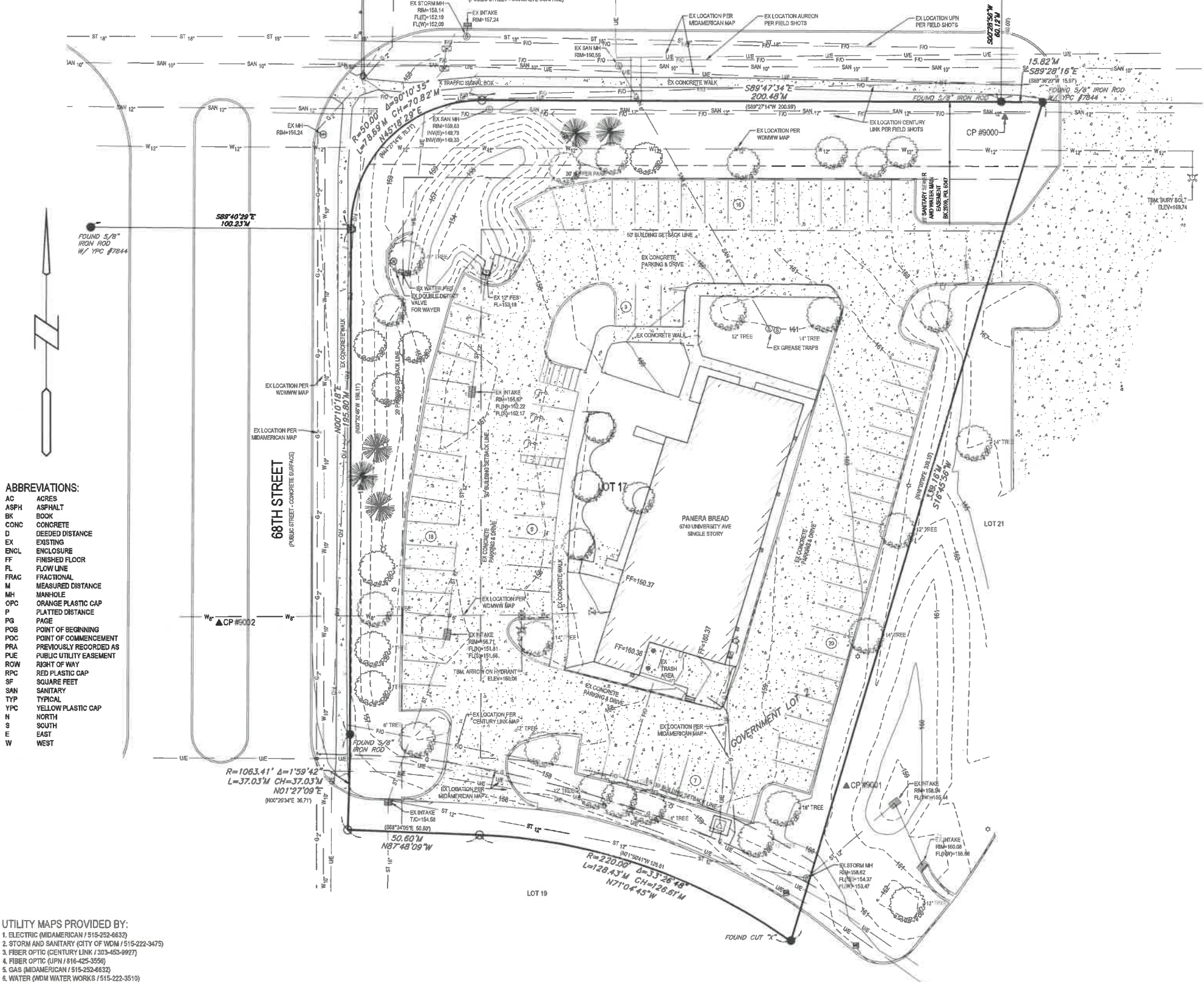
PROJECT NUMBER:

200353

SHEET NUMBER:

C0.1

PANERA BREAD WDM
SITE SURVEY



- ABBREVIATIONS:
- AC ACRES
 - ASPH ASPHALT
 - BK BOOK
 - CONC CONCRETE
 - D DEEDED DISTANCE
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 - SF SQUARE FEET
 - SAN SANITARY
 - TYP TYPICAL
 - YPC YELLOW PLASTIC CAP
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST

- UTILITY MAPS PROVIDED BY:
1. ELECTRIC (MIDAMERICAN / 515-252-6632)
 2. STORM AND SANITARY (CITY OF WDM / 515-222-3475)
 3. FIBER OPTIC (CENTURY LINK / 303-453-9927)
 4. FIBER OPTIC (UPN / 816-425-3590)
 5. GAS (MIDAMERICAN / 515-252-6632)
 6. WATER (WDM WATER WORKS / 515-222-3510)
 7. FIBER OPTIC (AUREON / 515-830-0448)



UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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PROPERTY DESCRIPTION:
DEED OF TRUST BOOK 2015, PAGE 19411
LOT 17 IN WEST LAKES OFFICE PARK PLAT 3, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA
PROPERTY IS LOCALLY KNOWN AS 6740 UNIVERSITY AVE, WEST DES MOINES, IA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTION OF RECORD.

SAID TRACT CONTAINS 1.48 ACRES (65,100 SQUARE FEET) MORE OR LESS.

ADDRESS:
6740 UNIVERSITY AVENUE
WEST DES MOINES, IOWA

OWNER/PREPARED FOR:
PANERA BREAD OF IOWA
ATTN: JOHN CATALANO
1241 PARK PLACE NE, SUITE C
CEDAR RAPIDS, IA 52402
EMAIL: JCATALANO@PANERAIAOWA.COM

ZONING:
INFORMATION OBTAINED FROM WEST DES MOINES ZONING MAP

PUD (OFFICE)

FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WEST DES MOINES AT 515-222-3475

SITE CONTROL AND BENCHMARKS:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY DATUM, GEOID 18

POINT #9000
NORTHING = 583178.82
EASTING = 158430.48
ELEVATION = 158.20
DESCRIPTION: SET IRON PIPE W/ R/P

POINT #9001
NORTHING = 582920.12
EASTING = 158366.64
ELEVATION = 151.24
DESCRIPTION: SET IRON PIPE W/ R/P

POINT #9002
NORTHING = 582883.06
EASTING = 158127.11
ELEVATION = 157.24
DESCRIPTION: SET IRON PIPE W/ R/P

ON SITE TBM:
ARROW ON HYDRANT LOCATED BY THE SW CORNER OF THE BUILDING.
ELEVATION=180.08

OFF SITE TBM:
BURY BOLT ON HYDRANT LOCATED EAST OF NE ENTRANCE
ELEVATION=189.74

NOTES:
1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS COUNTY ASSESSORS WEB PAGE
2. PARENTHESES () DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

- LEGEND:
- SAN SANITARY SEWER
 - ST STORM SEWER
 - W WATER LINE
 - G GAS LINE
 - UE UNDERGROUND ELECTRIC
 - O/E OVERHEAD ELECTRIC
 - TELE TELEPHONE LINE
 - F/O FIBER OPTIC
 - CATV CABLE TV
 - SM STORM MANHOLE
 - CI CURB INTAKE
 - SI SURFACE INTAKE
 - FE FLARED END SECTION
 - SM SANITARY MANHOLE
 - CO CLEANOUT
 - FD FIRE HYDRANT
 - SP SPRINKLER
 - ICV IRRIGATION CONTROL VALVE
 - WM WATER MANHOLE
 - W WELL
 - WV WATER VALVE
 - WS WATER SHUT OFF
 - YH YARD HYDRANT
 - EM ELECTRIC MANHOLE
 - EL ELECTRIC METER
 - ER ELECTRIC RISER
 - EV ELECTRIC VAULT
 - PP POWER POLE
 - TP TRANSFORMER POLE
 - LP LIGHT POLE
 - EJB ELECTRIC JUNCTION BOX
 - EP ELECTRIC PANEL
 - TR TRANSFORMER
 - GL GROUND LIGHT
 - GW GUY WIRE
 - EHD ELECTRIC HANDHOLE
 - GM GAS METER
 - GV GAS VALVE
 - AUC AIR CONDITIONING UNIT
 - TR TELEPHONE RISER
 - TV TELEPHONE VAULT
 - TM TELEPHONE MANHOLE
 - FM FIBER OPTIC MANHOLE
 - FR FIBER OPTIC RISER
 - FF FIBER OPTIC FAULT
 - CTV CABLE TV RISER
 - S SIGN
 - B BOLLARDS
 - DN DENOTES NUMBER OF PARKING STALLS
 - PC PROPERTY CORNER - FOUND AS NOTED
 - POC PROPERTY CORNER-PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
 - SC SECTION CORNER - FOUND AS NOTED
 - SCM SITE CONTROL POINT - MONUMENT AS NOTED



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: _____
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: C0.2

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Des Moines, Iowa 50322-3805
Phone: (515) 276-0407 Fax: (515) 276-0217
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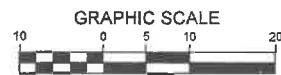
PANERA BREAD
6740 UNIVERSITY AVE, WEST DES MOINES, IOWA

SITE SURVEY

REFERENCE NUMBER:	
DRAWN BY:	MEM
CHECKED BY:	
REVISION DATE:	
PROJECT NUMBER:	200353
SHEET NUMBER:	C0.2

10/9/2020 10:32:18 AM L:\LAND PROJECTS 2020\200353 PANERA WIDMOWICZ DEMO.DWG

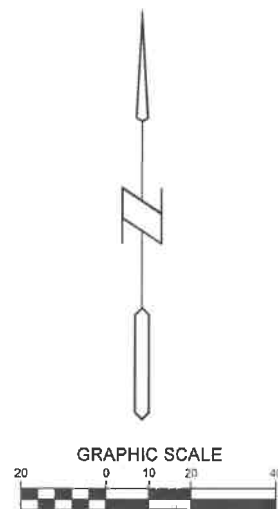
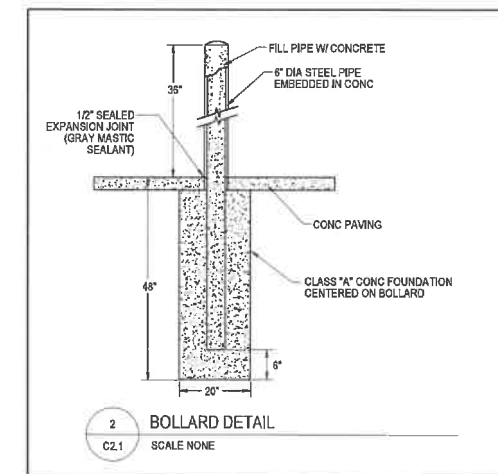
- DEMO NOTES:
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
 2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
 3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.



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PANERA BREAD
6740 UNIVERSITY AVENUE, WEST DES MOINES, IOWA
DEMO PLAN

REFERENCE NUMBER:
DRAWN BY: AJN
CHECKED BY: JEJ
REVISION DATE: 1ST CITY SET (8-24-20) 2ND CITY SET (9-15-20) PERMIT SET (10-5-20)
PROJECT NUMBER: 200353
SHEET NUMBER: C1.1

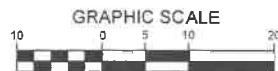


1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. REESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCKS AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL SHALL BE FREE OF ALL WEEDS AND SEEDS OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUSSOL, CLAY LIMES, ROCKS, GRASS, WEEDS, STONES LARGER THAN 3/4" IN DIAMETER, AND FOREIGN MATTER. ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4% NITROGEN AND MAXIMUM 1% SODIUM.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

1. DISTURBED AREA = 4725 SF MORE OR LESS, THUS NO NPDES PERMIT IS REQUIRED.
2. INSTALL EROSION CONTROL AS NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE AND ENTERING STORM SEWER SYSTEM.

EXISTING CONTOUR	—	150
PROPOSED CONTOUR	—	150
FINISHED GROUND ELEVATION	●	150.50
TOP OF CURB ELEVATION	●	150.50TC
GUTTER ELEVATION	●	150.50G
TOP OF WALL ELEVATION	●	150.50TW
BOTTOM OF WALL ELEVATION	●	150.50BW
EDGE OF WALK ELEVATION	●	150.50ES
TOP OF STAIR ELEVATION	●	150.50TS
BOTTOM OF STAIR ELEVATION	●	150.50BS

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED
GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



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PANERA BREAD
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GRADING PLAN

REFERENCE NUMBER

DRAWN BY
A/N

CHECKED
JEJ

REVISION 1
1ST C

2ND CITY SET (9-15-20)
PERMIT SET (10-5-20)

PROJECT NUMBER:

200353

SHEET NUMBER:

C3.1

GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF PROJECT AREA	65,114 SF
REQUIRED OPEN SPACE(20%)	16,279 SF
GENERAL OPEN SPACE REQUIREMENT	
TOTAL REQUIRED TREES (2 / 3,000 SF REQUIRED OPEN SPACE)	(5.4) 6
TOTAL REQUIRED SHRUBS (3 / 3,000 SF REQUIRED OPEN SPACE)	(8.1) 9

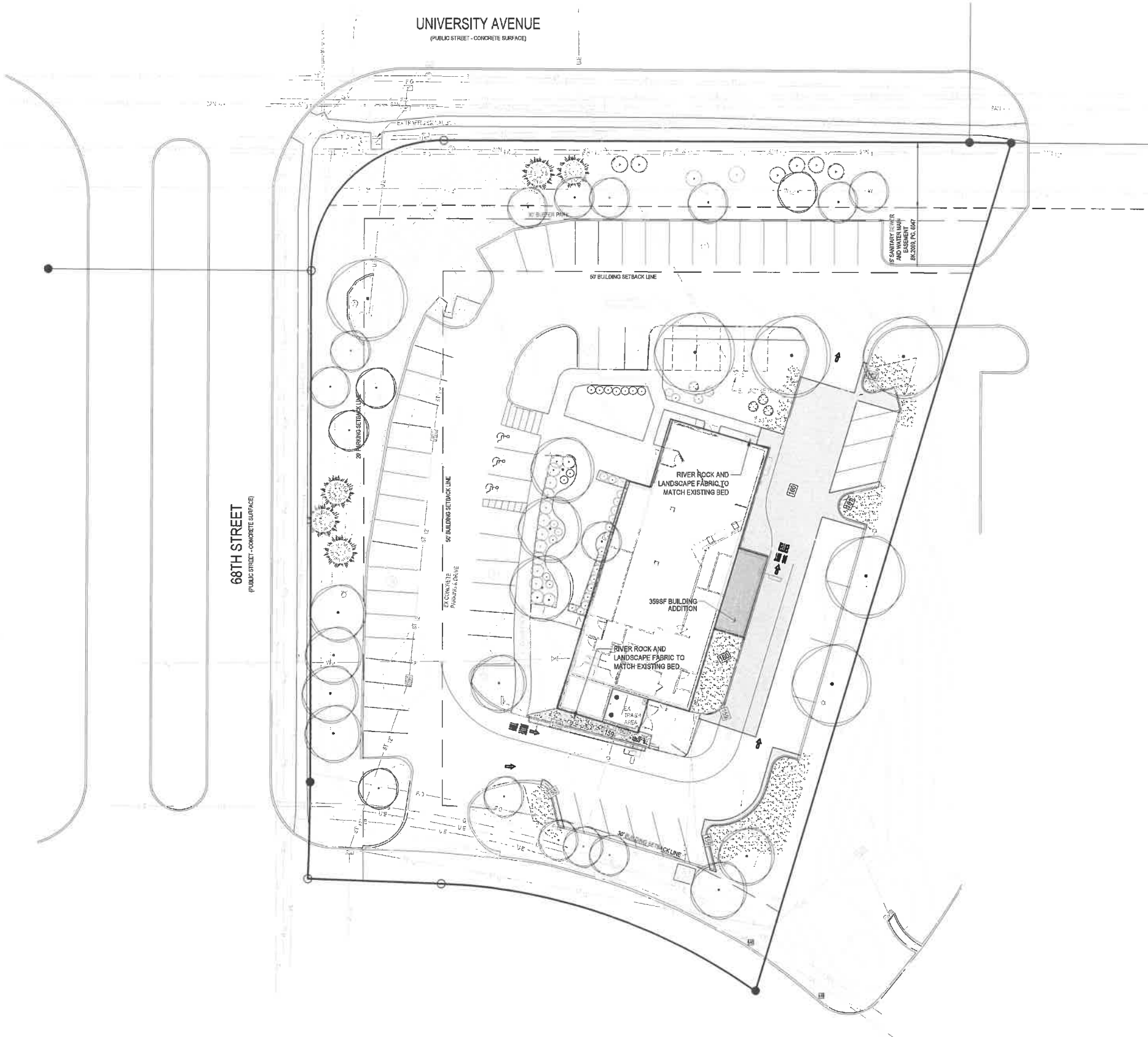
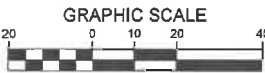
LEGEND

- EXISTING DECIDUOUS TREE - 33 TOTAL
- EXISTING EVERGREEN TREE - 5 TOTAL
- EXISTING EVERGREEN SHRUB - 1 TOTAL
- EXISTING DECIDUOUS SHRUBS - 55 TOTAL
- EXISTING ORNAMENTAL GRASSES - 6 TOTAL

LANDSCAPE NOTES:

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
- STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)



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PANERA BREAD

6740 UNIVERSITY AVENUE, WEST DES MOINES, IOWA

LANDSCAPE PLAN

REFERENCE NUMBER:

DRAWN BY:
A.J.N

CHECKED BY:
J.E.J

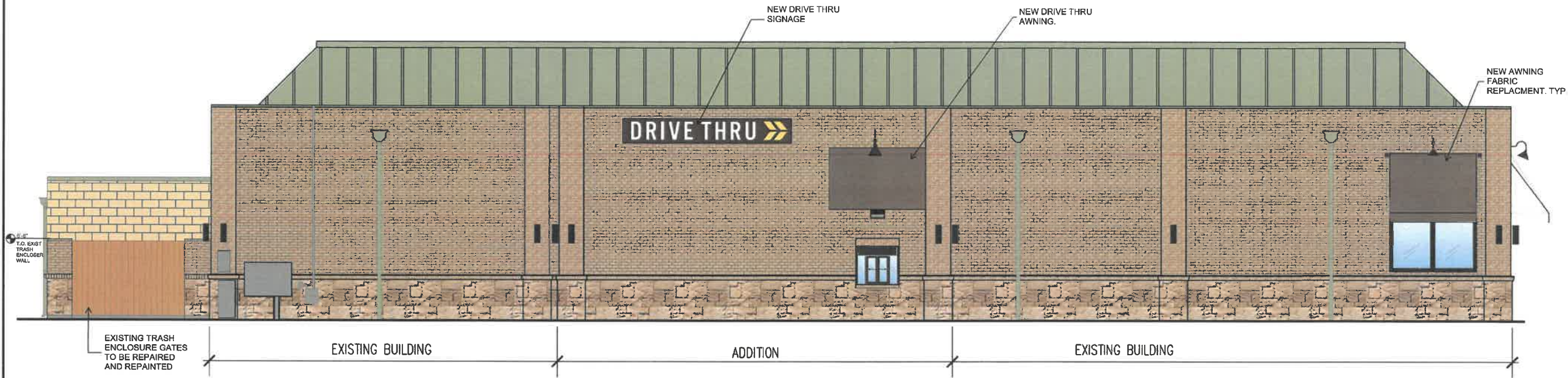
REVISION DATE:
1ST CITY SET (8-24-20)
2ND CITY SET (9-15-20)
PERMIT SET (10-5-20)

PROJECT NUMBER:

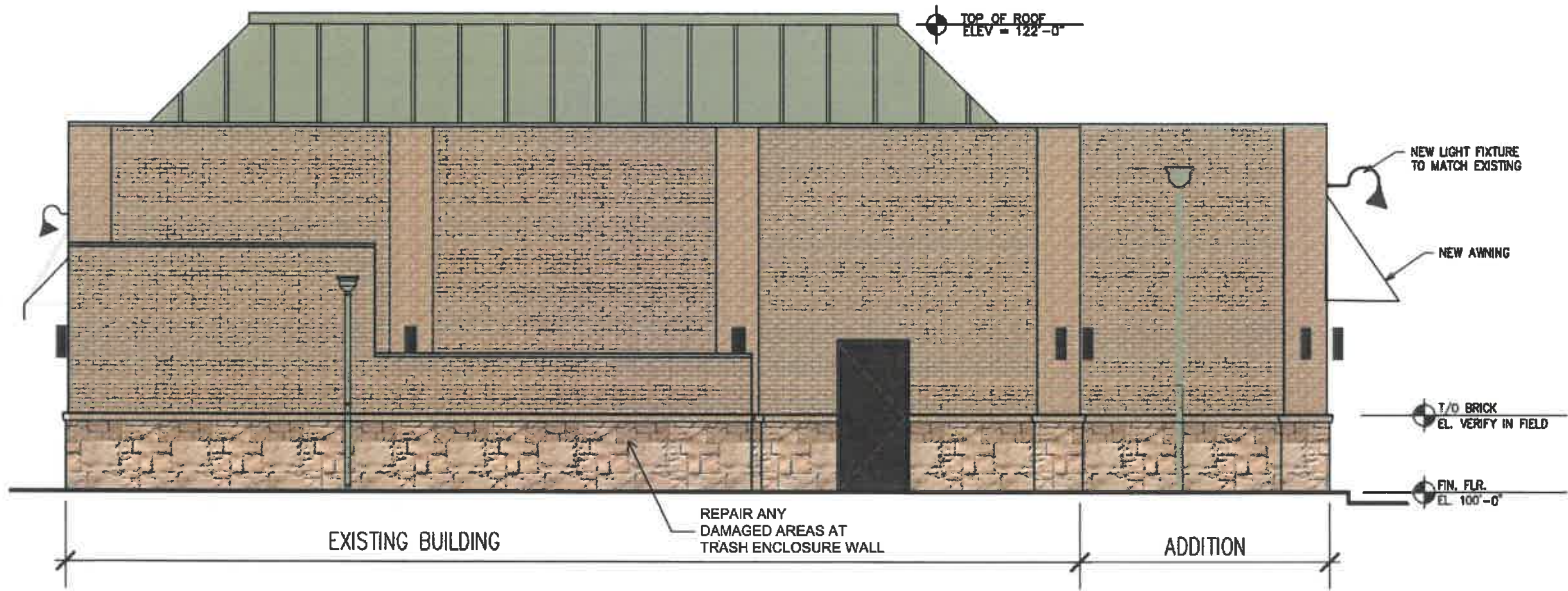
200353

SHEET NUMBER:

C5.1



22 EAST EXISTING ELEVATION
SCALE: 1/4" = 1'-0"



24 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- A. BUILDING SIGNAGE PROVIDED AND INSTALLED BY PANERA SIGN VENDOR. REFER TO SIGN VENDOR SHOP DRAWING FOR ADDITIONAL INFORMATION.
- B. PAINT GAS LINES, SWITCHGEAR, EXTERIOR BOXES AND CONDUITS TO MATCH WALL FIELD COLOR, STRAIGHTEN AND CORRECT WALL CONNECTIONS AS NEEDED.
- C. PAINT EXISTING EIFS PER TAG SHOWN IN ELEVATIONS. GC IS TO PROTECT AND PAINT AROUND EXISTING SIGNAGE.
- D. PAINT DOWNSPOUTS TO MATCH ADJACENT WALL FIELD COLOR.
- E. EXTERIOR EIFS PAINT TO BE BENJAMIN MOORE, REGAL SELECT, EXTERIOR LOW LUSTER. EXTERIOR SEALANT TO MATCH ADJACENT EIFS COLOR OR BUILDING MATERIAL, TYP.
- F. PROVIDE ELECTRICAL WHIP, BEHIND WALL, AT LOCATION OF NEW SIGNAGE. COORDINATE WITH VENDOR FOR SIGN NEEDS. FINAL ELECTRICAL CONNECTION BY SIGNAGE VENDOR.
- G. EXISTING EXTERIOR LIGHTS TO REMAIN UNLESS NOTED OTHERWISE ON PLANS.

EXISTING MATERIAL SPECS.

BRICK SPEC. : BORAL BRICK INC.
RALEIGH TAVERN HERITAGE
KING SIZE BRICK - COMMON BOND

STONE SPEC. : CULTURED STONE
EUROPEAN CASTLE STONE
GOLDEN BLEND #PF8104

METAL ROOF : METAL SALES
SERIES 'COLOR FAST 25'
PATINA GREEN

NEW MATERIAL SPECS:

AWNINGS: ESPRESSO BROWN FABRIC

Bakery-Cafe:

#3207

SYSTEM: 04 (ARIA)
PROTOTYPE UPDATE: 2019-04

Project Team:

LK ARCHITECTURE, INC.
500 RIVERVIEW
WEST DES MOINES, IA 50319
TEL: 515.281.2020
FAX: 515.281.2026



Architecture - Engineering - Planning - Interior
Design - Landscape Architecture

Professional Seal:



Project Title:

Bakery Cafe #3207
6740 UNIVERSITY AVENUE,
WEST DESMOINES, IA 50266



No.	Description	Date

EXTERIOR
ELEVATIONS

Project Number: 20217
Drawn By: LK
Issue Date: 2020-08-2020
OWNER: SLB OF IOWA
DATE: 08/2020
DRAWN BY: LK
PROJECT: A200



22 WEST EXISTING ELEVATION
SCALE: 1/4" = 1'-0"



24 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING MATERIAL SPECS.
BRICK SPEC. : BORAL BRICK INC.
RALEIGH TAVERN HERITAGE
KING SIZE BRICK - COMMON BOND

STONE SPEC. : CULTURED STONE
EUROPEAN CASTLE STONE
GOLDEN BLEND #PF8104

METAL ROOF : METAL SALES
SERIES 'COLOR FAST 25'
PATINA GREEN

NEW MATERIAL SPECS.
AWNINGS: ESPRESSO BROWN FABRIC

Bakery-Cafe:
#3207

SYSTEM: GA (ARIA)
PROTOTYPE UPDATE: 2018-08
Project Team:

LK ARCHITECTURE, INC.
3450 UNIVERSITY AVENUE, SUITE 200
WEST DESMOINES, IA 50319
P: 515.281.0200
F: 515.281.0206
Architecture - Engineering - Planning - Interior
Design - Landscape Architecture

Professional Seal:

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INTERIM REVIEW.
IT IS NOT
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BIDDING, OR PERMIT
PURPOSES

Project Title:

Bakery Cafe #3207
6740 UNIVERSITY AVENUE,
WEST DESMOINES, IA 50266



No.	Description	Date

EXTERIOR ELEVATIONS
Project Number: 20217
Drawn By: J.K.
Issue Date: 2020-09-2020
OWNER: SLB OF IOWA
DATE: 2021
Sheet Number: **A201**
DATE: 2021
OWNER: SLB OF IOWA
DATE: 2021

RESOLUTION NO. PZC-20-067

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE
CITY OF WEST DES MOINES, IOWA, RECOMMENDING TO THE CITY COUNCIL THAT IT
APPROVE THE PANERA BREAD MINOR MODIFICATION LEVEL 2 PERMIT**

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, applicant and owner, John Catalano, SLB Real Estate Investors of DM, LLC., has requested approval of a Minor Modification Level 2 Permit (MML2-004780-2020) to allow site and building modifications to accommodate the implementation of a drive-up window for the Panera Bread Restaurant located at 6740 University Avenue; and

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

WHEREAS, on October 12, 2020, this Commission held a duly-noticed meeting to consider the Panera Bread Minor Modification Level 2 Permit (MML2-004780-2020).

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, dated October 12, 2020, or as amended orally at the Plan and Zoning Commission hearing of October 12, 2020, are adopted.

SECTION 2. PANERA BREAD MINOR MODIFICATION LEVEL 2 PERMIT (MML2-004780-2020) to allow site modifications related to the implementation of a drive-through is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated October 12, 2020, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on October 12, 2020.

Erica Andersen, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on October 12, 2020, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

1. The City Council deferring the installation of seven (7) parking stalls of the seventy-seven (77) required by Code until such time that patron or employee parking on the grass or other non-designated parking areas occurs or parking off-site is occurring due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the patrons and employees, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season. Prior to implementation of additional parking to satisfy the deferred parking stalls, the applicant shall submit for approval of a Minor Modification Level 1 Site Plan to the City identifying only the location and engineering details for the stalls to be constructed